Form 10-1€8d Rev. 12/86

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

OMB Approved No. 1024-0009

REVIEW SHEET

B-4218

Historic Preservation Certification Application—Significance

ty: _	BZB TARE AVENUE , BALTIMORE , MARYLA	Project No.:
Historic Dis		
	-85 date initial application received by State	date(s) additional information requested by State
1 00	date complete information received by State	
	date of this transmittal to NPS	4 - 4 - 94
	Inspection of property by State staff? noyes date(s):	<u>88-8-9</u>
	There is adequate documentation enclosed to evaluate the histor	
	There is insufficient documentation to evaluate the property adec	quately. The application is missing the following items:
		74
	Reasonable efforts have been made to obtain this information. Co	opies of the information requests are enclosed.
NUMBER	This property involves:	
1	Extensive loss of historic fabric	Obscured or covered elevation(s)
	Substantial alterations over time	Moved property
	Preliminary determination of listing	State recommendation inconsistent with NR
	for district	documentation
	for individual property	Recommendation different from the applicant's
	Significance less than 50 years old	request
NUMBER	Complete item(s) below as appropriate.	
2	(1) The documentation on file with the National Register cites the period	od(s) of significance of this historic district as 1974 \$ 2074
	(2) The property contributes does not contribute to the hist	toric cignificance of this registered historic district in
	location design setting materials	
	Property is mentioned in the NR or State or local dist	
	Tropony is monitoriou in the first of state of isour dist	page
	(3) For properties less than 50 years old:	
	the historical merits of the district (the periods and are	eas of significance) are documented in the National Register form or
	district documentation on file as less than 50 years of	d, justifying the certification of this property's contribution.
		of this property as described in the National Register form or district
	documentation on file justifies its certification as contr	
	2 N 10 N 1	rty as contributing to the district for its individual exceptional
	architectural or historical significance or the significan	ace of the district does not extend to the last 50 years.
	(4) For preliminary determinations:	
	A. The status of the nomination for the property/historic district:	
	Nomination has already been submitted to State revie	w board, and nomination will be forwarded to the NPS within
	months. (Draft nomination is enclosed.)	
	Nomination was submitted to the NPS on	
	Nomination will be submitted to the State review board	d within twelve months.
	Nomination process likely will be completed within thir	ty months.
	Other, explain:	
	B. Evaluation of the property:	
	Property is individually eligible and meets National Re	gister Criteria for Evaluation
	Property is located within a potential registered district	that meets National Register
	Criteria for Evaluation: A B C D	
	Criteria Considerations:A B C D	E F G
	(5) The property is located in a registered district, is outside the period	
		the district. Enclosed is the revised nomination documentation.
	does not appear to contribute to the period(s) or area(s	s) of significance of the district.

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT CIRCA 1840, THIS FREESTANDING BRICK TOWNHOUSE ORIGINALLY CONSISTED OF TWO STORIES OVER A RAISED BASEMENT WITH A TWO STORY ELL SECTION. THE POOF WAS RAISED TO A FULL THIRE STORY APPROXIMATELY 1855. AT THAT TIME, AN ITALIANATE CORNICE WAS ADDED. NO OTHER CHANGES ARE EVIDENT ON THE EXTERIOR.

THE ONLY MODIFICATION MADE TO THE INTERIOR OCCURRED WHEN THE BUILDING WAS CONVERTED FOR USE AS A DOCTOR'S OFFICE AND APARTMENTS IN 1946. VIRTUALLY ALL OF THE WOOD TRIM, MANTELS, DECORATIVE PLASTER AND PANELING REMAIN INTACT AND IN GOOD CONDITION.

ALSO INCLUDED WITH THIS PROPERTY IS A BRICK, TWO STORY CARRAGE HOUSE AT THE REAR. IT IS FAIRLY NON-DISCRIPT AND TOTALLY UTILITARIAN ON THE INTERIOR. THE CARRAGE HOUSE NEXT DOOR TO THIS PROPERTY AND SITUATED TO THE REAR OF A VACANT LOT, HAS HAD MANY ALTERATIONS INCLUDING MASSIVE

NUMBER

State Official Recommendation: STRUCTURAL CHANGES (STEEL BEAM, ETC). IT IS
ALSO FAIRLY NON-DESCRIPT.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and a "certified historic structure" for the purpose of rehabilitation.	
The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extens	s a sion
Act of 1980.	
The property does not contribute to the significance of the above-named district.	
The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.	
The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.	
The property appears to contribute to the significance of a:	
potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.	
registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomina	iic
or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.	
The property should be denied a preliminary determination that it could qualify as a certified historic structureInsufficient documentation has been provided to evaluate the structure.	
insufficient documentation has been provided to evaluate the structure.	
Detailed NPS review recommendedPrecedent-setting caseForwarded without recommendation	

8-19-88 Date

State Official Signature

_See attachments:

NPS Comments:

CONTINUATION/AMENDMENT SHEET

N/A

Property Name

Historic Preservation Certification Application

828 Park Avenue, Baltimore, Maryland

Property Address

Description of Physical Appearance (continued) - Page 5

Facing an alley called Tyson Street, the west elevation of the carriage house features wide, double-leaf, wood garage doors in a centered opening that is supported by an exposed, painted steel lintel. (See Photo No. 114) Two window openings with brick sills and jack arches flank the garage doors. While one opening retains a double-hung, 4/4 multi-paned wood window, the other contains a corrugated infill panel. At the second floor, two asymmetrically-placed window openings contain corrugated infill panels and panelled wood double-doors fill an opening below a hoist beam.

With the exception of a sealed doorway, the south elevation is blank. (See Photo No. 112) Facing the rear of the townhouse, the east elevation includes a doorway with brick jack arch, panelled wood door, and a glass transom as well as five, sealed window openings. Brick corbelling and a sheet-metal cap complete the east wall. (See Photo No. 111) While the north wall is shared and mostly concealed, the upper portion includes a ventilation stack.

Inside the carriage house behind 828 Park Avenue both levels are open spaces with exposed structure. (See Photo Nos. 103 & 106) Simple wood steps lead from the concrete ground floor to the wood second floor. While most walls are painted brick, some are lined with wood.

A painted brick carriage house at the rear of the lot at 830-832 Park Avenue is connected to the one at 828 Park Avenue. Facing Park Avenue, but recessed over one hundred feet, the east elevation features a wood and glass panelled door and sidelights with a wide wood frame flanked by double-hung, multipaned wood windows in arched openings. (See Photos Nos. 91 & 110)

Facing Tyson Street, the west elevation features a wide steel garage door flanked by window openings with segmental arches similar to those at the east wall. (See Photos Nos. 113 & 114) One opening retains a double-hung, multi-paned wood window; the other contains glass block.

Inside this carriage house, there are a few panelled wood rooms toward the east end and miscellaneous partitions. (See Photos Nos. 92-96 & 98) Elsewhere, the space is open with view of steel beams, wood roof joists, two gabled skylights, and the second floor loft where headroom is limited. (See Photo No. 100) Formerly exterior brick walls and arched window openings are now enclosed by the steel garage door (See Photo No. 96); the original Tyson Street doorway appears to have been aligned with the west wall of the adjacent carriage house. An interior doorway connects the two carriage houses; a ramp cut into the floor next door accommodates the difference between the two concrete floor levels. (See Photo No. 102)

☐ See Attachments

CONTINUATION/AMENDMENT SHEET

OMB Approved No. 1024-0009

Historic Preservation N/A

Certification Application Property Name 828 Park Avenue, Baltimore, Maryland Property Address Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed. This sheet: X continues Part 1 Continues Part 2 amends Part 1 amends Part 2 NPS Project Number: Description of Physical Appearance (continued) - page 4 In plan, circulation is direct from the Park Avenue entrance to the front hall where the only interior stairway leads to each upper floor. (See Photos Nos. 16 & 32) (There is no interior access to the basement.) The hallway and stair are partially lined with a wainscot of embossed paper with wood chair rail. While vinyl tile covers the hallway floor, the steps are stained wood with rubber-protected treads. Decorative plaster medallions and cornices punctuate the ceiling of the first floor stair hall and the front room just south of it. Of all of the interior spaces, the front room is most impressive. (See Photos Nos. 17 & 18) It features a herringbone-patterned wood strip floor, a sculptured marble fireplace, and four-over-four double-hung wood windows that extend from floor to ceiling with panelled shutters set into the sides of the window reveals. Some original interior walls have been altered, including one separating the front room from the room immediately west where the width of the original opening has been reduced. (See Photo No. 19) Some partitions have been added, including ones at or near sealed fireplaces. (See Photos Nos. 21, 27, 28, 46, 84, 86, 88, & 89) Of approximately fourteen fireplaces, seven have been closed. While the original wood trim, panelled doors, and plaster ceilings remain in many locations, some flush doors, plain trim, blank wood transoms, and acoustical tile ceilings have been added in recent years. (See Photos Nos. 19, 20, 34, 40, 41, 45, & 46) Mr. John McCarthy Signature Name 809 Cathedral Street Street City Baltimore Daytime Telephone Number (301) 625-5755 Maryland Zip 21201 NPS Office Use Only ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation.' The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation." Date National Park Service Authorized Signature National Park Service Office/Telephone No.

CONTINUATION/AMENDMENT SHEET

N/A

Property Name

Historic Preservation

Certification Application

828 Park Avenue, Baltimore, Maryland

Property Address

Description of Physical Appearance (continued) - page 3

The south elevation includes three distinct sections. At the east or front section of the south wall, unpainted brick is punctuated by multi-paned, double-hung windows at the basement, first, and fourth floors and crowned by a slight gable and two symmetrically placed chimneys. (See Photos Nos. 6 & 7) Immediately west, a three-storey section of painted brick is seven bays long and crowned by corbelled brick and a shed roof. (See Photo No. 8) Multi-paned wood windows with painted stone sills mark each bay. First and second floor windows are double-hung with brick jack arches; third floor windows at the rear six bays are small casements. This section of the building features a two-storey bay with double-hung wood sash, one over one in configuration of lights. Just to the right of this projecting bay, there is a one-storey stucco addition with one multi-paned wood casement window. (See Photo No. 9) Just to the left of the projecting bay, there are glass panelled double doors with a glass transom. (See Photo No. 26) Two stories high, the west or rear section of the building is stucco and painted brick at the first floor, with asbestos shingles at the second floor, and a shed roof. This patchwork of materials and the roof projection between the first and second floors suggest that parts of this section of the building replaced open areas or porches. (See Attachments C, D, E, & F) The stuccoed section is punctuated by a door; the brick and shingled sections each contain one multi-paned wood window. (See Photo No. 10)

At the east and tallest section of the house, the west elevation is painted brick punctuated at each of the three bays by multi-paned double-leaf wood casements at the fourth floor. (See Photo No. 11) The one bay of the first and second floors not covered by the rear section of the building features one multi-paned double-hung wood window per floor. A metal fire escape, added in 1948, obscures view of this wall.

Two stories high, the west elevation of the rear of the building is partially obscured from view by the carriage house at the rear of the lot. The left half of the wall is painted brick with a chimney at the upper left corner of the shed roof. (See Photo Nos. 10 & 11) This rear section of the building covers all but the third floor brick, double-hung wood window, and shed-roof silhouette of the part of the building immediately to the east. (See Photo No. 12)

CONTINUATION/AMENDMENT SHEET

OMB Approved No. 1024-0009

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Historic Preservation Certification Application

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Property Name

828 Park Avenue, Baltimore, Maryland

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: 🖾 continues Part 1 🔲 continues Part 2 🔲 amends Part 1 🔲 amends Part 2 NPS Project Number:

Description of physical appearance (continued) - Page 2

The Park Avenue facade of the townhouse features an entrance that is approached by marble steps, flanked by marble cheek walls and plain iron handrails, and crowned with a bracketed wood cornice above an arched glass transom. (See Photo No. 3) An open vestibule with black and white marble tiled floor leads to double doors with plain wood panels and etched glass below another glass transom.

Three bays wide, the exposed brick facade sits upon a coursed stone base that is punctuated by openings for a glass and wood panelled basement door, its glass transom, and a window opening containing an air conditioner and wood infill. (See Photo No. 4) Brick steps lead down a well that is lined with brick and guarded by a simple iron rail.

Above, the brick facade is punctuated by equally spaced double-hung, multipaned wood windows of diminishing heights. (See Photo No. 2) Each window has a stone sill. First and second floor windows feature stone hoods while third floor windows show brick jack arches. Third and fourth stories were added circa 1855 as indicated by changes in the masonry that occur at the third floor window aprons and continue up to the bracketed and panelled wood cornice that surmounts the facade.

Painted brick, the north wall is punctuated only by two narrow windows at the second floor. Two painted brick chimneys appear at the rear section. (See Photo No. 5)

		.2			
Name _	Mr. John McCa		Signature		Date 19 W 8V
Street	809 Cathedra	Street		City Balti	more
State _	Maryland	Zip	21201	Daytime Telephone Number	(301) 625-5755
☐ The	r Rehabilitation."	rice has deter			Secretary of the Interior's "Standards eet the Secretary of the Interior's
Date	e Attachments	National Park Ser	vice Authorized Signa	ature	National Park Service Office/Telephone No.

HISTORIC PRESERVATION CERTIFICATION APPLICATION— PART 1

B	-42	18

N/A

Property Name

828 Park Avenue, Baltimore, Maryland perty Address

Project	Number:	

5.	Description	of	physical	appearance
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Almost 24 feet wide at the east facade and about 17 feet wide at the west end, this masonry, three and one-half storey, detached townhouse extends approximately 101 feet in length. A small, planted area separates the building from a two-storey brick carriage house that occupies the rear portion of the lot. Roughly 26 feet wide, the lot includes a narrow, paved passage that runs along the south side of the townhouse and terminates at a former gateway, sealed with plywood, at the Park Avenue sidewalk. The adjacent iron fence and brick garden wall guard an undeveloped lot at 826 Park Avenue that separates the building from its neighbor to the south. (See Photo No. 1) North of the house, the lot at 830-832 Park Avenue is planted but vacant except for a paved path that leads to a carriage house at the rear. (See Photo No. 91)

Date of Construction:	circa	1840	Source of Date:	vis	sual ins	pection	L			-
Date(s) of Alteration(s):	circa	1855:	third & fourth	stories	added:	circa	1900,	1910,	& 1930:	See
Has building been mov	red?	yes 🗓	Attachments C, [D, E, & F	; 1946,	1948 8	1961:	See	Attachmen	t G

6. Statement of significance:

Considered the heart of Baltimore City, Mount Vernon Place Historic District is a fine example of nineteenth century urban planning. It features an architecturally significant cluster of cultural institutions, churches, and residences surrounding the Washington Monument. Its historical and cultural significance is based upon its representation of Baltimore's four great philanthropists and their contributions to the City.

Constructed circa 1840 as a two and one-half storey townhouse, third and fourth stories were added circa 1855. The Italianate rowhouse at 828 Park Avenue is similar in size, scale, materials, and style to the majority of buildings that immediately surround it. (See Photos. Nos. 13 & 14) This townhouse, including servants' quarters and basement, was converted to doctors' offices and apartments in 1946. (See Attachment G)

7. Photographs and maps.

Attach photographs and maps to application.

Form 10-168 Rev. 12/86

NDS Office Use Only

☐ See Attachments

UNITED STATES DEPARTMENT OF THE INTERIOR

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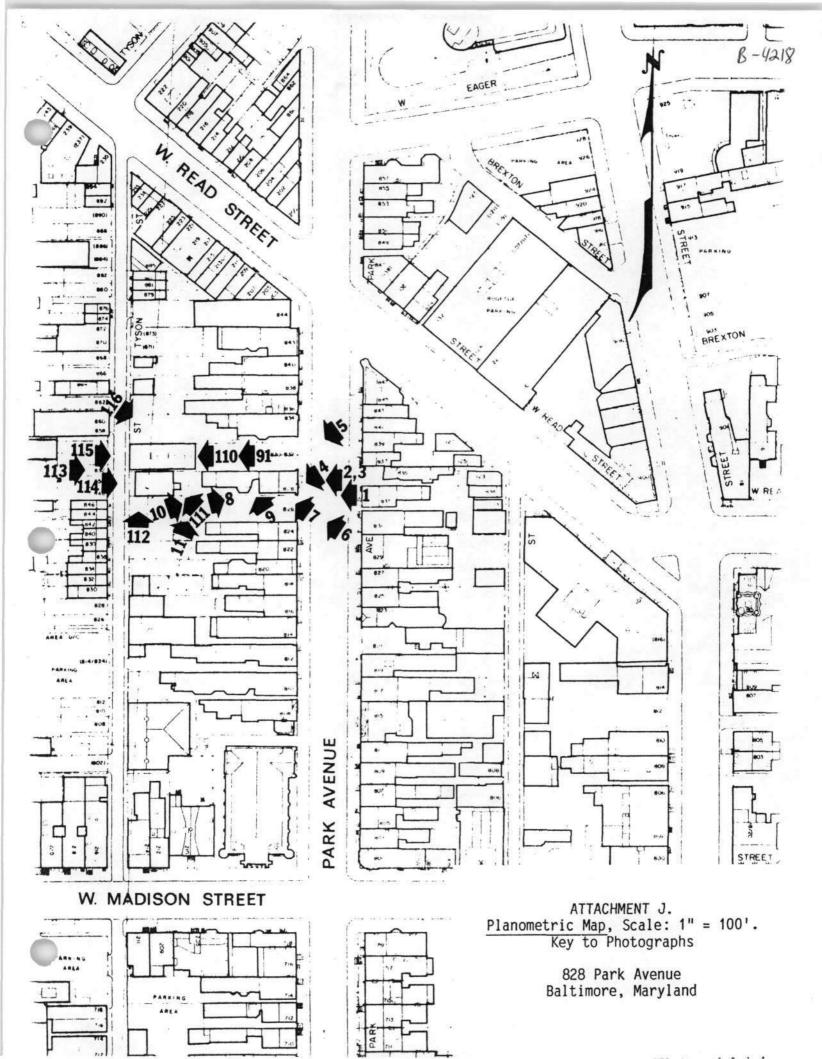
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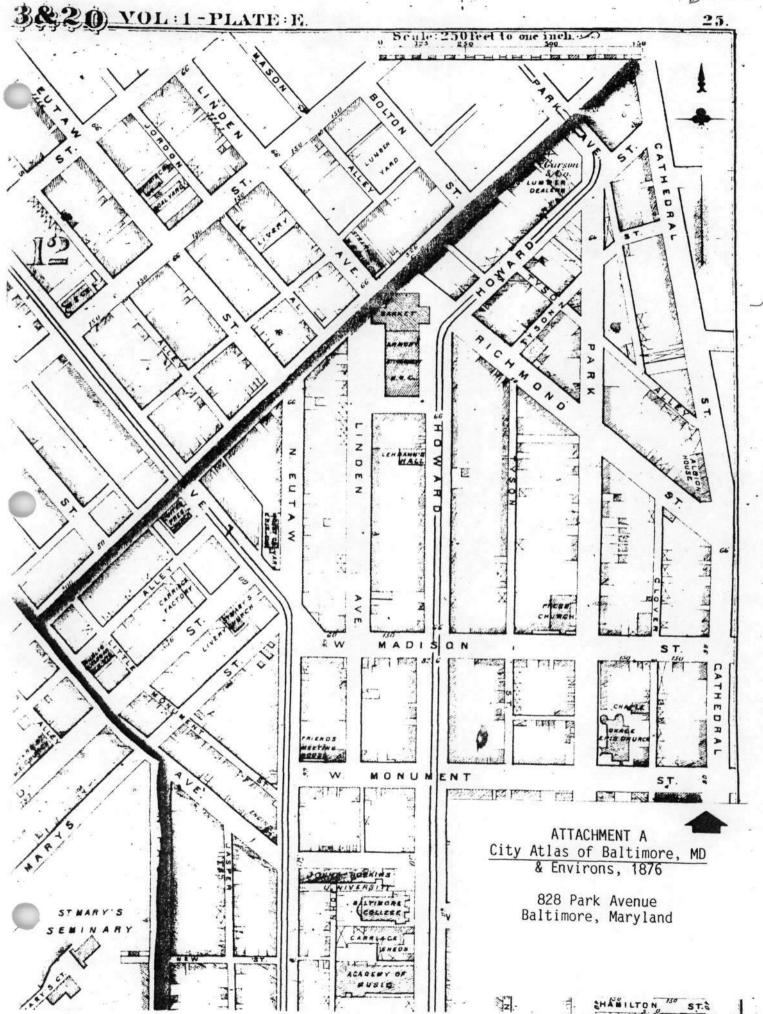
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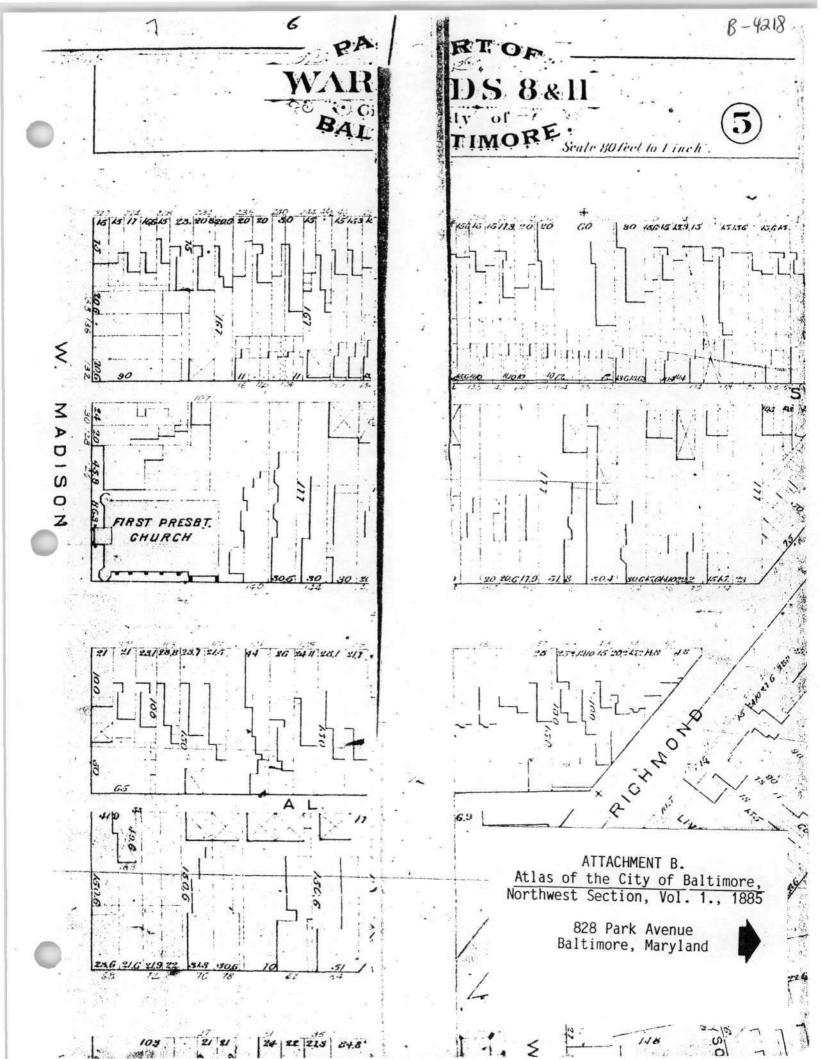
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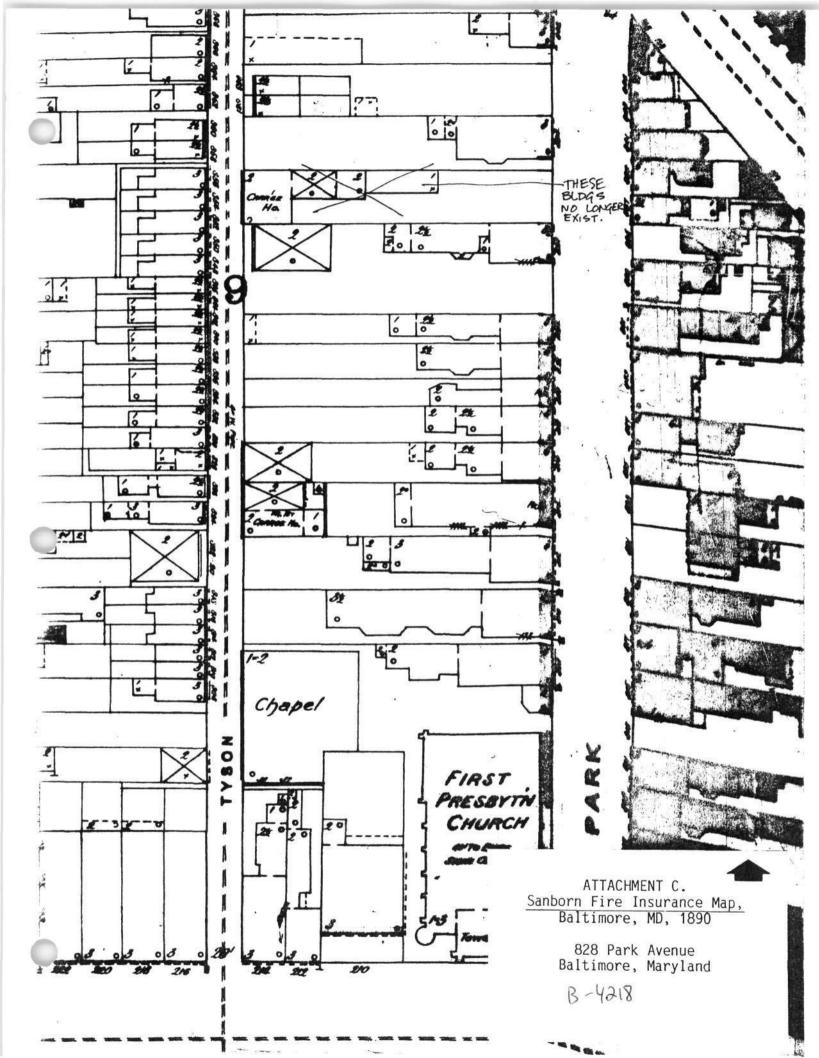
HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 — EVALUATION OF SIGNIFICANCE

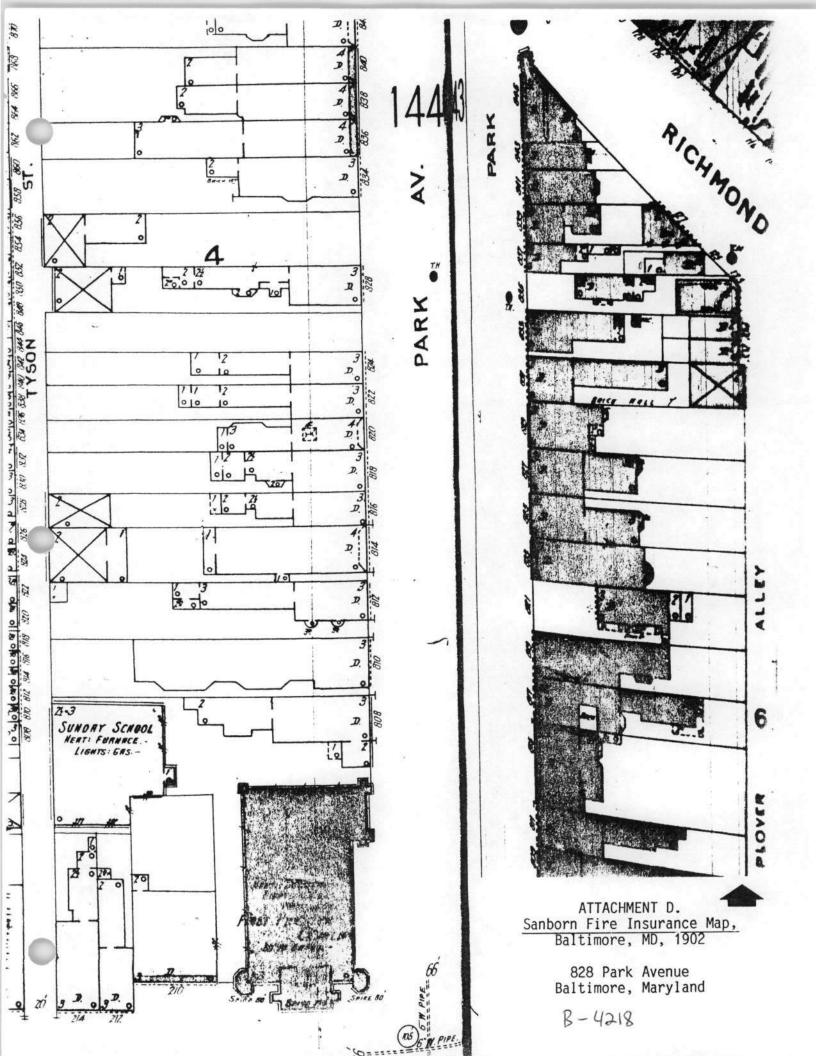
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Instruction Type or prin	Read the instructions carefully before completing application. No certification will be made unless a clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.	completed applic	ation form has been received.
1. Name o	property: N/A		
	of property: Street 828 Park Avenue		
	City Baltimore County State	aryland	Zip 21201
Name o	historic district: Mount Vernon Place Historic District		
Na Na	onal Register district		
2. Check r	ature of request:		
cer sig cer pre	fication that the building contributes to the significance of the above-named historic district for the pification that the structure or building and, where appropriate, the land area on which such a structurificance of the above-named historic district for a charitable contribution for conservation purposes, fication that the building does not contribute to the significance of the above-named district, minary determination for individual listing in the National Register. minary determination that a building located within a potential historic district contributes to the significancy determination that a building outside the period or area of significance contributes to the significancy determination that a building outside the period or area of significance contributes to the significance.	re or building is lo	cated contributes to the
3. Project		nc	
Name _	Ms. Hattie F. Russell, David H. Gleason Associates, I		
Street _	616A North Eutaw Street City Balti		(301) 728-1810
State _	Maryland zip 21201 Daytim	e Telephone Num	ber (301) 720-1010
to 18 U.			Date 11 July 88
Social S	curity or Taxpayer Identification Number applied for	imana	
Street _	City City	imore	(301) 625-5755
State _	Maryland Zip 21201 Daytime	e Telephone Numb	Oer (301) 025-5755
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the property contrib contrib	tes to the significance of the above-named district and is a "certified historic structure" for the purpites to the significance of the above-named district and is a "certified historic structure" for a charita	ose of rehabilitatio	n.
	e with the Tax Treatment Extension Act of 1980 t contribute to the significance of the above-named district.		
	Determinations:		
Histori does n	to meet the National Register Criteria for Evaluation and will likely be listed in the National Register Preservation Officer according to the procedures set forth in 36 CFR Part 60. It appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National to contribute to the significance of a potential historic district, which will likely be listed in the National Register.	onal Register	russins suurineen kontraatavattie esti salei ≢milevisse tirisista ahteettään.
State I appear	istoric Preservation Officer. It to contribute to the significance of a registered historic district but is outside the period or area of significance of a registered historic district but is outside the period or area of significant or district documentation on file with the NPS. It appear to qualify as a certified historic structure.		
Date	National Park Service Authorized Signature National Park	ark Service Office/	Telephone No:

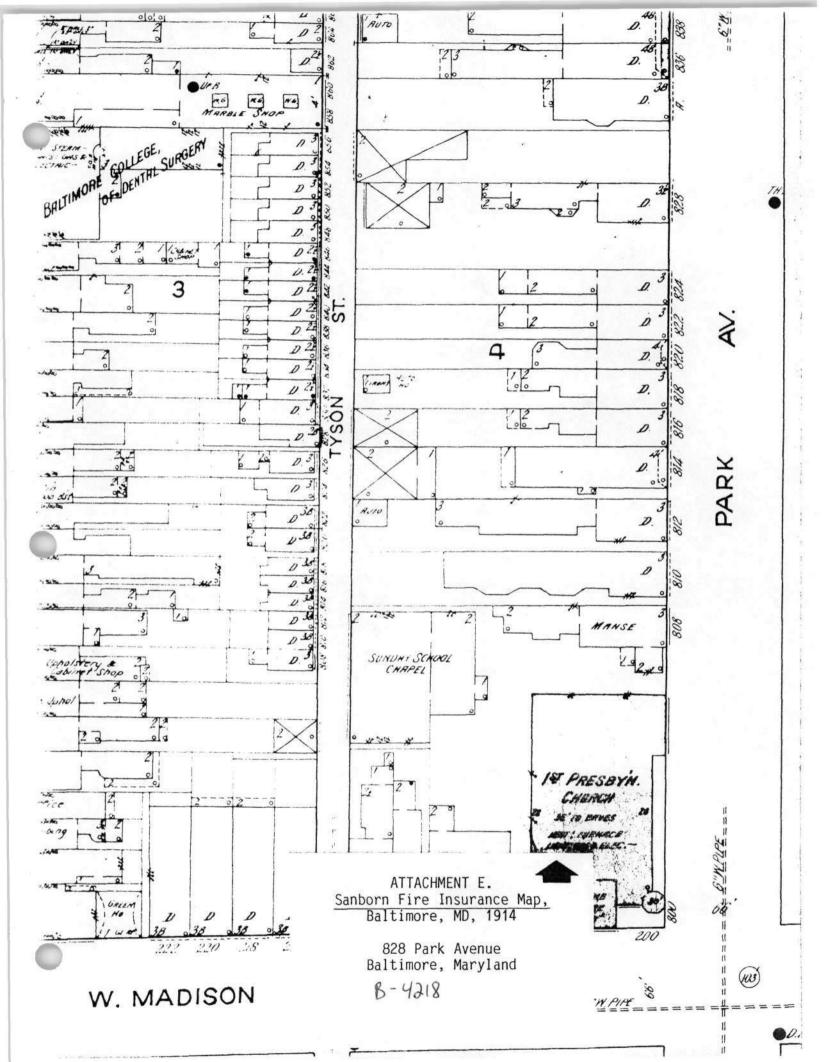


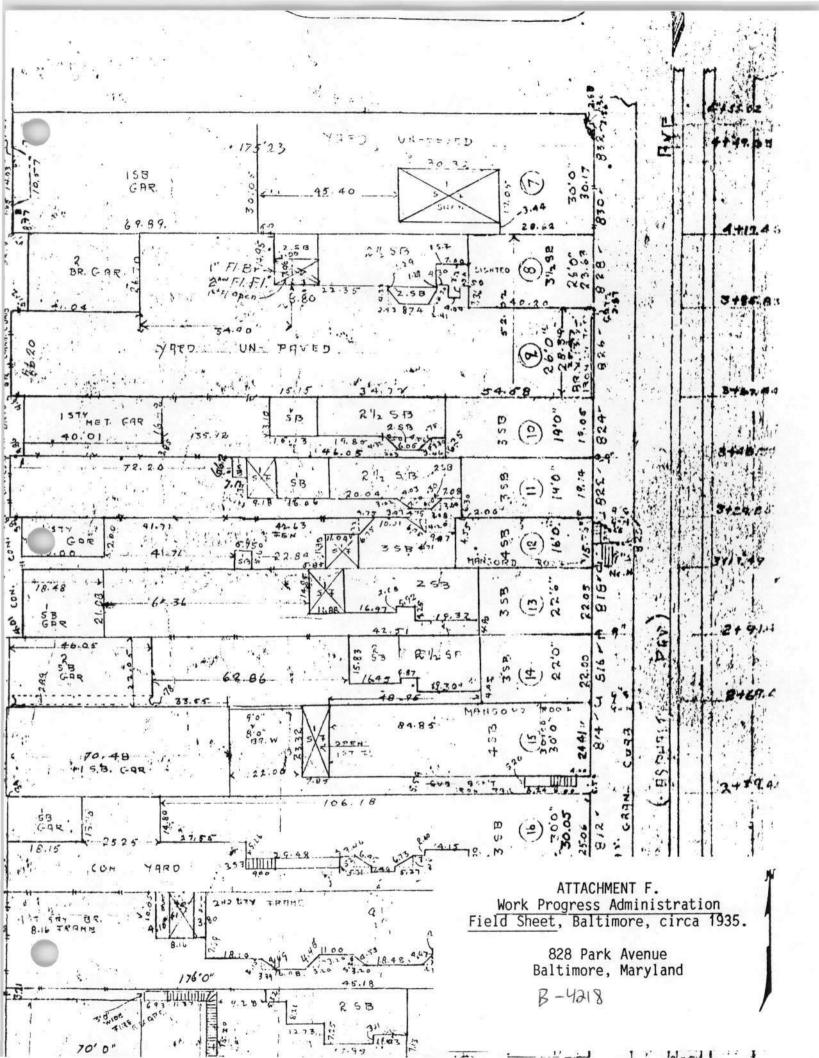












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B-4218 828 Park Avenue Block 0509, Lot 008 Baltimore City

